

NOTICE OF DEDICATORY INSTRUMENTS
for
CHAMPIONS ESTATES RESIDENTIAL OWNERS ASSOCIATION, INC.
aka **ESTATES AT CHAMPIONS RUN HOMEOWNERS ASSOCIATION**

I, the undersigned, pursuant to Texas Property Code §202.006 do hereby certify:

That I am the Secretary of Champions Estates Residential Owners Association, Inc., also known as Estates at Champions Run Homeowners Association, (hereinafter the "Association") a Texas corporation;

That the attached documents are documents that apply to the operation and utilization of property within Estates at Champions Run, a subdivision in Bexar County, Texas;

That the property affected by these documents is set out on the attached Exhibit A;

That the documents which affect the use and operation of Estates at Champions Run are set out on the attached Exhibit B; and

That the attached documents are true and correct copies of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 24 day of November, 2020.

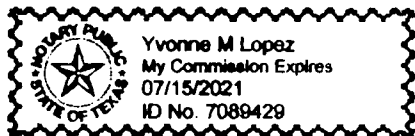
CHAMPIONS ESTATES RESIDENTIAL OWNERS ASSOCIATION, INC.

By: M. R. Melley
Printed: MARY R. MELLEY
Its: Secretary

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME the undersigned authority, on this day personally appeared Mary Melley, Secretary of Champions Estates Residential Owners Association, Inc. known to me to be the person whose name is subscribed to this document and, being by me first duly sworn, declared that s/he is the person who signed the this document in her/his representative capacity, and that the statements herein contained are true and correct.

Given under my hand and seal of office this the 24 day of November, 2020.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT "A"
PROPERTY DESCRIPTION

Estates at Champions Run, a subdivision located in Bexar County, Texas and initially restricted by the Declaration of Covenants Conditions and Restrictions recorded under Bexar County Clerk's Volume 5504, Pages 888-907, as same has been or may be amended from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto.

EXHIBIT "B"

First Amended and Restated Construction Deposit Policy

FIRST AMENDED AND RESTATED
CONSTRUCTION DEPOSIT POLICY

for

CHAMPIONS ESTATES RESIDENTIAL OWNERS ASSOCIATION, INC.
aka ESTATES AT CHAMPIONS RUN HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

RECITALS:

WHEREAS, The Architectural Committee (“AC”) of the Champions Estates Residential Owners Association, Inc., also known as Estates at Champions Run Homeowners Association, is empowered to adopt procedural and substantive rules for the performance of its duties, pursuant to Article VI, Section 6.06 and Section 6.15 of the Declaration of Covenants, Conditions, and Restrictions (“DCCR”), and the First Amendment to the DCCR, Section 3.30 for the Estates at Champions Run, and

WHEREAS, the Policy Resolution of the Architectural Committee, Construction Deposit Policy, was recorded in the Official Public Records of Real Property of Bexar County, Texas on April 9, 2012, under Clerk’s File No. 20120064678-4 (“Policy”).

WHEREAS, the AC desires to amend and restate the terms of the Policy via this First Amended and Restated Construction Deposit Policy (“Amendment”). Capitalized terms in this Amendment shall have the meaning prescribed by the DCCR unless otherwise defined herein. If any provision of this Amendment is found to be in conflict with the Policy, this Amendment shall control.

NOW, THEREFORE BE IT RESOLVE THAT the following schedule outlines the required fees associated with certain construction activities within the community and the amendment is hereby unanimously adopted by the AC:

AC FEE SCHEDULE:

New Home Construction (twelve (12) month period):

Initial builder deposit required shall be \$6,000.00.

- a. \$3,000.00 shall be non-refundable.
- b. \$3,000.00 shall be refundable upon AC approval of refund.
- c. New home shall be completed within one year of plan approval.

Additionally, to extend construction completion (six (6) month period):

- a. \$3,000.00 shall be due for a six (6) month extension to complete the home.
- b. \$6,000.00 shall be due for a second six (6) month extension to complete the home.

- c. \$9,000.00 shall be due for a third six (6) month extension to complete the home.
- d. \$12,000.00 shall be due for a fourth six (6) month extension to complete the home.
- e. All requests for extensions must be approved by the AC in writing and all extension fees collected are non-refundable.

Other Projects:

Dumpster deposit shall be \$500.00 and is non-refundable.

Home addition deposit shall be \$1,000.00.

- a. \$600.00 shall be non-refundable.
- b. \$400.00 shall be refundable upon AC approval of refund.

Lot clearing shall be \$1,000.00 and is non-refundable.

Pool construction deposit shall be \$3,000.00.

- a. \$1,000.00 shall be non-refundable.
- b. \$2,000.00 shall be refundable upon AC approval of refund.

Regular maintenance deposit shall be \$500.00.

- a. \$200.00 shall be non-refundable.
- b. \$300.00 shall be refundable upon AC approval of refund.

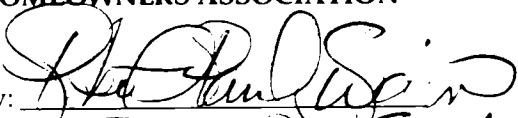
Remodeling deposit shall be \$3,000.00.

- a. \$1,000.00 should be non-refundable.
- b. \$2,000.00 shall be refundable upon AC approval of refund.

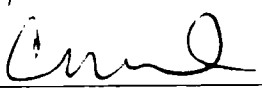
Other improvement deposits shall be \$400.00.

- a. \$100.00 shall be non-refundable.
- b. \$300.00 shall be refundable upon AC approval of refund.

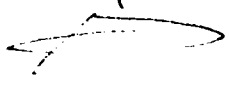
**ARCHITECTURAL COMMITTEE OF
CHAMPIONS ESTATES RESIDENTIAL
OWNERS ASSOCIATION, INC., aka
ESTATES AT CHAMPIONS RUN
HOMEOWNERS ASSOCIATION**

By: 

Printed: Robert Paul Swain

By: 

Printed: Cory NER

By: 

Printed: Chris Bilt

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: November 24, 2020
Recorded Time: 3:03 PM
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/24/2020 3:03 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk